



AGENDA

September 1, 2021

Dr. A.J. Ferlazzo Building - Auditorium
15941 Donald Curtis Drive
Woodbridge, VA 22191

PLANNING COMMISSION PUBLIC HEARING NOTICE:

Due to work in progress, the Board Chambers are closed until September 6, 2021.

**The August 25, 2021 and September 1, 2021 - Planning Commission Hearing will be held at
Dr. A.J. Ferlazzo Building – Auditorium, 15941 Donald Curtis Drive, Woodbridge, VA 22191**

Note: Remote/Virtual Public Comment will not be available, due to off-site limitations. **Please attend in-person if you wish to provide public comment or you may submit your comments via email to clerkPC@pwcgov.org.**

Please submit your comments prior to the Planning Commission Hearing date. Public comment emails will be forwarded to all Planning Commission members.

- 1. Pledge of Allegiance** **7:00 p.m.**
- 2. Roll Call**
- 3. Consent Agenda**
Brief and Resolutions from the July 21, 2021 Planning Commission Hearing.
- 4. Public Comment**
Note: Remote/Virtual Public Comment will not be available, due to off-site limitations. Please attend in-person if you wish to provide public comment. If you are unable to attend in-person, you may submit your comments via email to clerkPC@pwcgov.org. Please submit your comments prior to the Planning Commission Hearing date. Public comment emails will be forwarded to all Planning Commission members
- 5. Expedited Agenda (Announced the evening of Public Hearing)**
Cases requesting expedited processing will be heard prior to the Public Hearing. If citizens sign up to speak in opposition to a case listed on the Expedited Agenda, that case will be moved to the Regular Agenda, as listed below.
- 6. Requests for Deferral/Continuation (Announced the evening of the Public Hearing)**
Action on cases requesting deferral/continuation will be taken prior to Public Hearing. If the request for deferral/continuation is denied, that case will be moved to the Regular Agenda, as listed below.

7. Public Hearings

Note: Please attend in-person if you wish to provide public comment or you may submit your comments via email to clerkPC@pwcgov.org. Please submit your comments prior to the Planning Commission Hearing date. Public comment emails will be forwarded to all Planning Commission members. Remote/Virtual Public Comment will not be available, due to off-site limitations.

- A. **Special Use Permit #SUP2021-00027, The Blessing Family Home Daycare:** To allow a family day home for up to nine children and one non-resident employee. The site is identified as GPIN 8293-45-6220 and is addressed 3041 Seminole Road. The site is zoned RPC, Residential Planned Community, and is designated RPC, Residential Planned Community, in the Comprehensive Plan. **Occoquan Magisterial District**
- B. **Rezoning #REZ2021-00012, Park Landing:** To rezone ±9.76 acres from PBD, Planned Business District, to PMR, Planned Mixed Residential, to allow for the development of up to 250 age restricted multi-family dwelling units with a building height modification, and associated waivers and modifications. The subject property is located on a vacant pad site at the southwestern intersection of Golansky Blvd. and Noble Pond Way. The site is currently addressed as 3301 Noble Pond Way and is identified on County maps as GPIN 8292-21-7346. The site is designated HDN, High-Density Neighborhood; and with small peripheral eastern portions being designated as POSP, Parks and Open Space Passive, and NMU, Neighborhood Mixed-Use, in the Comprehensive Plan; is located within the Parkway Node of the Dale City Small Area Plan; and is also partially located in the Prince William Parkway Highway Corridor Overlay District. **Occoquan Magisterial District**
- C. **Comprehensive Plan Amendment #CPA2020-00004 Triangle Small Area Plan:** The Small Area Plan serves as a basis for the long-term vision for future growth and aids in establishing a sense of place for the Triangle Area. The plan provides greater emphasis on detailed planning, visioning, economic development, and design to support the vision. The Triangle Small Area Plan generally encompasses approximately ±376 acres of land that is bisected by U.S. Route 1 and is generally bound by the Town of Dumfries on the north, Fuller Heights Park on the east, Joplin and Fuller Heights Roads on the south and Interstate 95 on the west. This small area plan provides a comprehensive look at the study area including land use, mobility, green infrastructure, design, economic development analysis, cultural resources analysis, level of service analysis, and implementation. Proposed text and maps are available for review on the Planning Triangle Small Area Plan web page under Draft Document Current (August 6, 2021) <https://www.pwcva.gov/departments/planning-office/triangle-small-area-plan> **Potomac Magisterial District**

8. Presentation: Data Center Overlay District Update

9. Planning Commission Procedures

- A. **Old Business**
- B. **New Business**

10. Commission Members' Time

11. Adjourn Meeting

UPCOMING PUBLIC HEARINGS & WORK SESSIONS

**James J. McCoart Administration Building - Board Chambers
1 County Complex Court, Woodbridge, VA 22192**

09/08/2021 7:00 p.m. Planning Commission Public Hearing

09/15/2021 6:00 p.m. Work Session: Transportation-Mobility Chapter

09/15/2021 7:00 p.m. Planning Commission Public Hearing